



**6 Woodside Court, Middleton, LS10 4US**  
**£250,000**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern 4 bedroom town house located on a very popular development with access to amenities and transport links plus access to 'Good' Primary and Secondary schools.

The property benefits from Hive controlled gas central heating and PVCu double glazing. There is a modern kitchen, bathroom, en suite and WC. Items of note include the impressive top floor master suite with dressing room and en suite, French doors to the rear of the property and an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall lounge dining room, kitchen and WC. There are 3 well proportioned bedrooms plus a family bathroom accessed from the first floor landing. The top floor hosts the master suite with impressive bedroom, dressing room and en suite.

The property benefits from low maintenance upgraded gardens with external tap and further enhanced by a summer house. There is a parking space plus a single garage.

Tenure - Freehold (Garage is Leasehold as has a 3rd parties apartment above and has zero Ground Rent)

Estate Management Fee - £180 pa

Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With mat well and luxury flooring.

**Lounge Dining Room 16'5"(max) x 14'6"(max) (5.02m(max) x 4.43m(max))**  
With luxury flooring. Access to store plus French doors leading to rear garden.

**Kitchen 12'9"(max) x 8'1"(max) (3.89m(max) x 2.47m(max))**

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus stainless steel splash back and tiling. With oven, hob and hood plus 1.5 sink and mixer tap. With luxury flooring and blind.

**WC 5'7" x 2'9" (1.71m x 0.86m)**

Having modern white sanitary ware with tiling and laminate flooring.

### FIRST FLOOR

#### Landing

With fitted carpets. Access to airing cupboard.

**Bedroom 2 14'6"(max) x 7'11"(max) (4.44m(max) x 2.43m(max))**

With carpets and blinds.

**Bedroom 3 12'1" x 7'10" (3.70m x 2.41m)**

With carpets and blinds.

**Bedroom 4 8'8" x 6'3" (2.65m x 1.92m)**

With carpets and curtains.

**Bathroom 6'3" x 5'6" (1.91m x 1.68m)**

Having modern white sanitary ware with shower and screen to bath, tiling and vinyl flooring.

### SECOND FLOOR

**Bedroom 1 17'5"(max) x 14'6"(max) (5.33m(max) x 4.42m(max))**

With carpets and curtains. Access to store.

**Dressing Room 8'7"(max) x 6'2"(max) (2.64m(max) x 1.90m(max))**

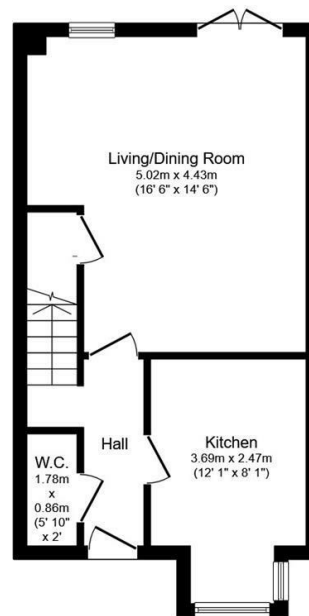
With carpets and blinds.

### En Suite 6'2" x 5'5" (1.90m x 1.66)

With modern white sanitary ware and tiling.

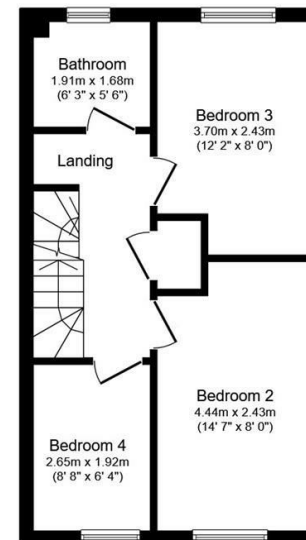
### EXTERNAL

The property benefits from low maintenance upgraded gardens with external tap and further enhanced by a summer house. There is a parking space plus a single garage.



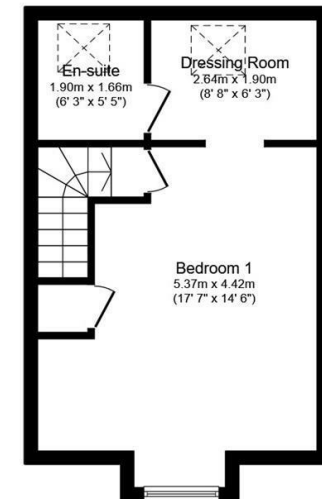
Ground Floor

Floor area 37.1 sq.m. (399 sq.ft.)



First Floor

Floor area 35.9 sq.m. (386 sq.ft.)



Second Floor

Floor area 31.2 sq.m. (336 sq.ft.)

Total floor area: 104.1 sq.m. (1,121 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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